

APPENDIX X
STANDARD CONDITION NOTES



TO ACCOMPANY THE SACRAMENTO COUNTY SURVEY AND MAPPING MANUAL

SECTION VIII – STANDARD CONDITION NOTES

- A. This subdivision contains x.xxx acres gross. Consisting of xx residential lots and xx miscellaneous lots.
- B. All distances on curved lines are chord measurements. **OR** All curve dimensions are arc length and delta. (use only one)
- C. This property is subject to any Conditions of Approval set forth in connection with the adopted tentative map which have not been performed at the time of (final/parcel) map recordation. (Control Number: _____) **To be on all Final Maps and Parcel Maps as of September 18, 2006:**
- D. Public improvements required by the approved Tentative Map shall be constructed in accordance with the County of Sacramento Improvement Standards within a reasonable time following the filing of the Parcel Map and prior to the issuance of any permit or other grant of approval for development of the hereon created parcels. **To be on all Parcel Maps**
- E. This property is regulated by the requirements of the Sacramento County Tree Preservation Ordinance.
- F. A soils report for this subdivision was prepared by _____ in _____ a copy of this report is available for public inspection at the office of the Sacramento County Building Inspection Division. **Final Maps.**
- G. The access road is to be constructed to a standard of 2 inches of asphaltic concrete over a minimum of 6 inches of aggregate base to a 20 foot section width, including adequate turnaround facilities at the end of the road, prior to any permits. Approval of a civil engineered site improvement plan from the Site Improvement & Permits Section of the Department of Community Development for the construction of the access road is required. **Private Road.**
- H. A private agreement for road maintenance purposes shall be concurrently entered into upon the sale of each parcel. **Private Road.**
- I. Private Access easements for access to each parcel are to be provided with the sale of each parcel. **Private Road.**
- J. The land shown hereon, being (a portion of "the description"), is hereby merged and re-subdivided; and the right-of-way granted in (Document Book & Page) not shown hereon is abandoned pursuant to Section 66499.20 1/2 of the Government Code.

The land shown hereon, being (a portion of "the description"), is hereby merged and re-subdivided; and the right-of-way and or easements listed below, not shown hereon is(are) abandoned pursuant to Section 66499.20 1/2 of the Government Code.

- K. The Sacramento County Code requires that a Certificate of Compliance or a Map be filed prior to, or concurrently with, the sale of any "Remainder" lot or parcel.

- L. Public and/or Private storm drain easements to be dedicated prior to the approval of improvement plans as determined by county department of water resources.

NOTE: As of 04-25-2014, per Sacramento Area Sewer District Sewer Ordinance 4.3, Sewer Impact Fee Payments will be payable prior to the issuance of a building permit.